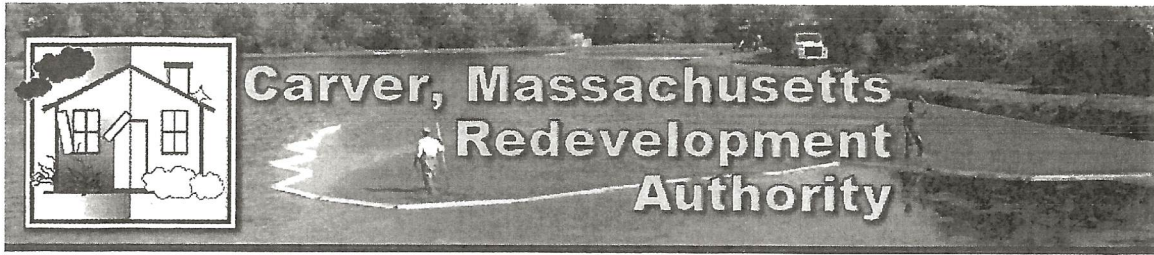


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11/14/2022



Executive Session Meeting Minutes for October 8, 2019, Carver Town Hall, Room 3

Attendees: William Sinclair, Chairman; Johanna Leighton; Savery Moore; Brian Abatiello; Sharon Clarke

Also in attendance: Jim Walsh, Planning Director

Absent:

Mr. Sinclair read the guidelines for entering Executive Session.

Entered Executive Session at: 5:31PM

Montello Street – Mr. Sinclair

- We are here to discuss the appraisals. Mr. Walsh – We received the appraisal for 18 Montello St from James Toner; it came in at \$316K. Mr. Sinclair read the appraisal letter from Mr. Toner. Mr. Walsh – We are still waiting on Sterna. We will then have two appraisals to forward on. At some point, Mr. Milanoski was thinking that the owner could be approached again by Mr. McGlaughlin.
- Order of taking was registered. We have thirty days from 10/2/19 to get everything done. Mr. Walsh – Mr. McGlaughlin was notified.

5:36 - Ms. Leighton arrived.

Ms. Clarke – Did we ever get any paper trail where Mr. McGlaughlin made offers? Mr. Borofski said last time that he's had almost no contact with him. Mr. Milanoski had Mr. McGlaughlin on the phone, contradicting that information. Mr. Walsh – There was a final letter of offer. Mr. Moore – I think he said that most of the conversation was verbal. Mr. Abatiello – Is that how deals like this are done? Shouldn't there be a formal offering letter? Ms. Clarke – I need this information to help me with processing all of this. Mr. Sinclair – Let's follow up and reach out to McGlaughlin requesting all documents relating to acquisitions. Ms. Clarke – I think that the property owner wants to sell, he just has an unrealistic view of value. Ms. Leighton – Appraisals? Yes, we have one, waiting on another.

Forest St Project –

Mr. Sinclair – We have an appraisal from Clancy Appraisal, dated 9/19/19 – This came in at \$160K. Mr. Sinclair – Let's talk about setting a price. We have always come up with a price. We always have a buyer. If we advertised it, we would go through Century 21. Now, Mr. Milanoski wants to do Central Registry. Ms. Leighton – I dug out the Memorandum of Understanding. Did it have to go through Town meeting? We own that property; we should be able to do what we want. Mr. Sinclair – The ownership was tax collector who gave it to the Board of Selectmen, who then transferred to us to dispose of. In my opinion we should be able to just sell it. Ms. Leighton – We are Special Municipal Employees with rights to do things that others can't do. Now that I have the MOU, I'd like permission to go back and follow up with the Attorney General. Mr. Sinclair – There are two people interested in the property. Jack Williams is now also interested. We could have a bidding war. Mr. Moore – What is your feeling as to how to go about this? Mr. Sinclair – I believe that this property can be sold by going to a realtor to sell the property. Mr. Milanoski believes we have to go to the Central Registry. Ms. Leighton – I agree with you. It's not "in care and custody." Mr. Moore – What is the path of least resistance? Mr. Sinclair – Knowing that the Town has been very good with us, in the past, with relinquishing property, I would recommend that you put it on the Central Registry at the exact same time as you advertise it. As soon as you come up with a price you will be getting a call. Mr. Moore – If it goes quickly on the real estate

side? Ms. Clarke – If someone comes in after the fact, it's going to look bad. I like the idea of at least putting it on the Central Registry. We put a higher number and set a time limit. Mr. Sinclair – It's going out there anyway. Any potential bidders will know where to find it. Ms. Clarke – There are all kinds of regulations; if that's the way Mr. Milanoski believes it should go, we should start there. Mr. Moore – I agree. Ms. Leighton – I would still like to call the Attorney General's office just to go over proper procedure for the future. All agreed. Ms. Leighton – There are \$38K in taxes owed on the property. Mr. Sinclair – That comes out of the proceeds from us back to the Town. Mr. Abatiello – Does anyone remember the number we agreed to last time? Ms. Leighton – I think it was \$200K. Mr. Moore – I would start above appraisal. Mr. Walsh – Is that the Town owned property adjacent to the Lillian Way project? Mr. Sinclair – Yes. The people that are doing that new development are also interested in Town water. Ms. Clarke – We have an appraisal of \$160K; maybe keep it under \$200K. Ms. Leighton – With the interest we have, it doesn't hurt to go high. Mr. Sinclair – When we listed at \$200K we didn't get any interest. Things are going to change; we don't want to sit on this property. Ms. Clarke – It's a useless piece of property to the Town. If we have an appraisal of \$160, let's get rid of it. Mr. Moore – I agree, let's list low and then maybe have a bidding war.

Motion to set starting price on the central registry at \$175K: Mr. Abatiello

Second: Mr. Moore

Approved: Unanimous (5-0)

Motion to return to regular session at 6:05 PM: Ms. Clarke

Second: Mr. Abatiello

Roll Call done - All Affirmative, Approved (5-0)